

ANNUAL HOMEOWNERS' MEETING

Gateway Condominium Association

Thursday, July 24, 2025, at 4:00 p.m.

In Person and Via Zoom

Attending: Michael Smith, Unit 101, Laurie Searls, Unit 102, Steve Figlewski, Unit 103, Jean Woloszko, Unit 105, Neil Gamblin, Unit 201, Michael Steinberg, Unit 303, Jamie Downing, Unit 304, Lee French & Karen Theel, Unit 402, Eileen Swartz, Unit 404. Proxies received from: Greg Cielinski, Unit 104, Shannon Philips, Unit 302, Joseph Castro, Unit 403. Also, in attendance from Toad Management: Collin Schuhmacher, Kate Kulow, and Tripp Richland

- I. Establish a Quorum & Call to Order** – A quorum was established, and proof of meeting given. **Jean Woloszko called the meeting to order at 4:03 PM.**
- II. Reading and Approval of July 25, 2024, Minutes- Action: Neil Gamblin made a motion to approve the minutes of the July 25, 2024, meeting. Lee Field seconded the motion and all approved**
- III. Reports**
 - a. Directors Report- Jean Woloszko reported.** Some issues related to staff changes with Toad. The new owner, Collin Schuhmacher, has begun implementing improvements for the benefit of the Association. Overall, the Association is in relatively good shape; three expense categories were over for the year due to unexpected costs totaling \$19,000. The overages were for utilities at \$9,000, elevator repair at \$5,000, and roof repair at \$5,000. Thanks were given to the Finance committee for their work rebuilding the capital reserves; there will be a small increase in dues for 2025-26. Current community projects include installing new locks within the community and helping with resident awareness for rodent prevention. Additionally, cameras were installed for periodic monitoring to curtail vandalism, and a new fiberglass insert was purchased to save funds spent on repeated annual hot tub cover repairs. Parking issues were reported during the winter months. New permits were issued, one for residents and one for rentals or guests.
 - b. Financial Report**
 - i. Yearly Financials- Jamie Dowling reported.** The Finance committee met five times during the year including a budget meeting to review the 2024/2025 actuals and prepare the 2025/2026 budget. The rental unit owned by the Association was significantly upgraded and the rental income was \$14,400.00. Utilities and elevator repair are over budget for the year. Legal and snow removal were under for the year. The Association ended the year with \$7,292 in operating and \$102,548 in Reserves. Jamie thanked Toad for their continued support.
 - ii. Additional bank accounts- Jamie Dowling reported.** The Association has three bank accounts. One, a limited reserve account has \$821 remaining in the account. The Finance committee recommends funding an account with \$15,000 for unknown expenses. **Action: Board to discuss funding an account for unknown expenses.**
 - c. Management Report- Collin Schuhmacher reported.** Toad is implementing new efficiencies for the benefit of the community. Property managers are also following up on their tasks.

- IV. Ratification of 2025 - 2026 Budget- Jamie Dowling reported on the 2025/2026 budget.** There will be a 5% increase to the dues. The increase accounts for the higher utility bills assumed at \$2,400.00 monthly and insurance costs. The Association will also increase its rent for the Association unit \$50.00 per month. The management fee will remain the same for the 2025/2026 fiscal year. The reserve account will continue to increase to accommodate for upcoming reserve projects. **Action: Lee French made a motion to ratify the already approved budget. Mike Steinberg seconded the motion, and all approved.**
- V. Election of Officers- Tripp Richland reported.** Three proxies were received in addition to the members present. Steve Figlewski and Neil Gamblin are the two candidates running for the two open seats. Jean Woloszko inquired if there were any additional members who would like to run for the Board. **Action: With no additional volunteers, Mike Steinberg made a motion to elect Neil Gamblin for a three-year term. Lee Field seconded and all approved. Mike Stienberg made a motion to elect Steve Figlewski for a three-year term. Jean Woloszko seconded and all approved.**
- VI. Old Business**
- VII. New Business**
- a. Community Grill-** Report given that someone left the grill on and there was a flame up on the grill. **Action: A reminder needs to be sent to owners and their guests to turn the grill off. Jean Woloszko noted that a camera would be installed at that location.**
 - b. Garage door-** Jean Woloszko reported that the recent damage to the garage door will be an Association expense because there is no way to assign the damage expense to the owner. Guests should be made aware of the height prior to their arrival to avoid future damage.
 - c. Entrance culvert-** Jean Woloszko reported that Mike Steinberg has worked with the Town of Mt. Crested Butte and the Town has confirmed they will repair the culvert, at their expense, and asphalt the area. Once a date is known for the work, owners will be alerted. **Action: Toad PM to follow up with Mike and town of Crested Butte.**
 - d. Reporting-** A request was made for Toad to populate the new private community website with updated financial reports. **Action: Toad to update the new website with the appropriate documents.**
 - e. Telephone line for elevator-** Toad needs to follow-up with Schindler: a cellular adapter was ordered a year ago to replace the land line and was on back order. Landline should be disconnected once the cellular module is installed. However, we need to cinfimr that landline is not required for fire alarm system.. **Action: Toad to follow up with Board.**
- VIII. Schedule 2026 Meeting-** The next annual meeting is July 23, 2026.
- IX. Adjournment- Action: Karen Theel made a motion to adjourn the meeting at 5:15, Neil Gamblin seconded the motion and all approved.**